

# MINUTES

## RANDOLPH COUNTY PLANNING BOARD

April 8, 2003

The Randolph County Planning Board met at 6:30 p.m. on Tuesday, April 8, 2003, in the Commissioner's Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called to Order the Randolph County Planning Board Meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the Members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Phil Ridge, present; Larry Brown, absent; and Chris McLeod, present.
3. **Dorsett** made the motion, seconded by **Craven**, to approve the Minutes of the March 4, 2003, Randolph County Planning Board Meeting Minutes. The motion passed unanimously.
4. **Swearing in of the Witnesses:**

"Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God?"

5 people took this oath.

5. **REQUESTS FOR A SPECIAL USE PERMIT:**

- A. **GARY EVERHART**, Trinity, North Carolina, is requesting a Special Use Permit for a rural family occupation at his residence to allow him to obtain a dealer's license and have a car lot for 10 vehicles. Property Location: 3299 Mountainview Street, 1.38 acres, Trinity Township, Lake Reese Watershed, RM Zoning District.

Everhart explained that his business is currently located two lots north of this location. Everhart said this would be transferring his current Special Use Permit to the new location. Everhart said that he has been in business here since 1999 and it will not be any different than the business currently operating two lots north of this site.

**There was no one present in opposition to this request.**

**Craven** made the motion, seconded by **Ridge**, to transfer his current Special Use Permit to the new location. The motion passed unanimously.

- B. **SBA NETWORK SERVICES, INC.**, Charlotte, North Carolina, on behalf of AT&T Wireless Services, is requesting a Special Use Permit to allow a 190' wireless communication monopole tower and service facility. Property Location: Iron Mountain View Road, 17.92 acres, Grant Township, RA Zoning District. Property Owner: Douglas R. Draughn.

**Henry Campen**, Attorney for AT&T Wireless, provided an information booklet concerning this case. Campen said that this location has complied with all the general and technical standards of the County's ordinances. Campen introduced the following witnesses: Fred Womble, SBA Network Services; Vikram Pai, RF Engineer-AT&T, Bechtel Corporation; and Harold Brubaker, Appraiser, Brubaker & Associates, Inc.

**Fred Womble**, Zoning Specialist, SBA Network Services, provided an aerial photograph of the property. Womble explained that there are no residences within the fall zone, and the proposed site meets all the requirements of the Zoning Ordinance. Womble explained that the 18 acre parcel

is currently zoned RA. Womble said that there is ample mature tree growth for buffer to the adjoining parcels. Womble said that the area is rural and sparsely developed. Womble said that there are no towers within a mile radius of this site and the tower will be designed for two additional carriers.

**Vikram Pai**, RF Engineer, said that tower will fully comply with all the FCC standards. Pai demonstrated the need for this coverage in this area. Pai explained that the topography of land within an area is a big factor in determining the location for the needed tower. Pai explained how this site would work with other tower sites in the area. Pai provided maps of the AT&T coverage areas in this part of the county. Pai described other towers in this area where AT&T has all ready co-located.

**Harold Brubaker** took the oath.

**Harold Brubaker**, State Certified Real Estate Appraiser, said that this proposed use would not substantially damage adjoining properties. Brubaker described his inspections (compared sales and talked with adjoining property owners of existing towers in the county), and market studies were provided in the booklet given by Campen. Brubaker said he felt the tower would be in harmony with the surrounding area.

**Campen** gave the Board copies of affidavits given by the witnesses on their testimony.

**There was no one present in opposition to this request.**

**Johnson** said this request is an excellent proposal and meets all the technical standards of the Ordinance.

**Dorsett** asked how this tower fits into their system. **Pai** explained that a signal goes from a phone used in the area and is transferred to a base station before reaching the number dialed. **Dorsett** asked where the signal was sent and **Pai** explained that it hooks up to the strongest tower signal.

**McDowell** asked how far in the future these towers will be replaced by satellite coverage. **Pai** said that even with satellite coverage there will still be a need for these towers but the towers may be more widespread. Pai said that the current technology is here to stay. **McDowell** said that in the future we will have more towers and the satellite technology will not replace the towers. **Pai** said that was correct.

**Craven** made the motion, seconded by **McLeod**, that this request for a Special Use Permit be **approved**. The motion passed unanimously.

- C. **SBA NETWORK SERVICES, INC.**, Charlotte, North Carolina, on behalf of AT&T Wireless Services, is requesting a Special Use permit to allow a 192' wireless communication monopole tower and service facility. Property Location: Summey Town Road, Parcel ID #6791576249, 34.86 acres, Tabernacle Township, RA Zoning District. Property Owner: Harlen Mack Summey.

**Henry Campen**, Attorney representing AT&T Wireless, said that in the interest of time he proposed that his witnesses answer any questions the Board may have without asking each witness to testify again.

**Chairman Maxton McDowell** agreed and thanked Campen.

**Campen** introduced the information booklet and aerial photograph into evidence.

**McDowell** asked if this would provide coverage south of Hwy 64 West and asked if this would enhance the coverage in this area. **Pai** provided a map of the current coverage along with the information of how this site will bridge the gap between the existing coverages. Pai explained that

this would enhance some of the weaker coverage in the area. **McDowell** asked about the area south of this area. Pai said there are future plans for expanding south of this area.

**Danny Kinley**, adjoining land owner, asked if this would interfere with television or radio reception. **Pai** explained that those frequencies would not be interrupted.

**Dorsett** said that these sites are the kind of sites he likes to see.

**McDowell** said that he lives in this area and this area needs the coverage.

**Johnson** commended SBA on their presentation packages. Johnson said that all the information needed to make a decision has been provided and the work is very detailed.

**Ridge** made the motion, seconded by **Dorsett**, to approve this request for a Special Use Permit. The motion passed unanimously.

## 6. **REQUESTS FOR PROPERTY REZONING:**

- A. **JIMMY WANSLEY**, Asheboro, North Carolina, is requesting that 10.07 acres located on Scott McDowell Road, Union Township, be rezoned from RA to RLOR-CU. Parcel ID #7624479807. The Proposed Conditional Use Zoning would specifically allow the property to be divided into two 5-acre parcels with an existing double-wide mobile home on each new lot.

**Johnson said that the Technical Review Committee had met and found that the proposal was in compliance with standards outlined in the new Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. *The Technical Review Committee recommended to the County Planning Board that this request be approved.***

**Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation:**

**Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.**

**Policy 6.13 Conventional Residential subdivisions are anticipated of similar housing characteristics to the community.**

**Johnson** explained that a similar request came to the Board a few months ago on the parcel across the road from this site. Johnson said that this is a family situation and nothing will be changed. Johnson said that the family just wants to separate the deed.

**Wansley was not present for this meeting.**

**There was no one present in opposition to this request.**

**Craven** made the motion, seconded by **Ridge**, to recommend to the Commissioners that this request be approved. The motion passed unanimously.

- B. **LEVON HOPKINS**, Denton, North Carolina, is requesting that 5.23 acres located on the corner of Burney Mill Road/Kidds Mountain Road, New Hope Township, be rezoned from RA to RM-CU. Parcel ID #'s 6694969711 and 7604060935. The proposed Conditional Use Zoning would specifically allow a 3-space mobile home park.

**Johnson explained that the Technical Review Committee met and found that this proposal was not in compliance with the standards outlined in the new Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. *The Technical Review Committee feels this request is totally out of character with this pristine, rural environment and recommended to the County Planning Board that this request be denied.***

**Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:**

**Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.**

**Policy 7.12 The County should clearly define land areas that are appropriate for development, as well as defined areas of environmentally sensitive, natural, or heritage asset land areas that need special protection.**

**Hopkins** was present and explained his intentions to set a new development standard in the area. Hopkins said that wherever they have developed properties with nice presentation, the neighbors seemed to follow along. Hopkins provided pictures of the area. Hopkins said that it is their intention to build up small tracts throughout the county with small rental mobile home parks. Hopkins also provided pictures of other rental mobile homes they own. Hopkins said that they have the right to have two rental mobile homes spaces on this tract of land and this request is just for one additional mobile home site. Hopkins said that they do not own the mobile homes; they only rent the spaces. Hopkins said that they have had 575 trees planted on this property to provide buffers for these mobile home spaces.

**Dorsett** asked about a large hole that has been dug on a neighbor's property and **Hopkins** said that his neighbor had dug the hole to remove rock.

**Dorsett** asked how long they had owned this property. **Hopkins** said that the property has been in the family for many years and it was given to him by his mother in 1985.

**Dorsett** asked how far it was to the nearest trailer park from this site. **Hopkins** said that he didn't know of one in the area. Hopkins said that there are probably 10 mobile homes within a 1/2 mile of this site. Hopkins said that he believed he could install sewer and water on the property and locate 32 mobile homes on this property without any zoning approval.

**McDowell** asked if this would be kept up like their other properties. **Standish Hopkins** (Levon Hopkins' son) said that they have property managers that are on call 24 hours a day. Hopkins said that they require a mobile home to be a 1997 model or newer on all their rental properties.

**There were 4 people present in opposition to this request.**

**Sandy Hopkins**, 7813 Kidds Mountain Road, Denton, said that it is true that the property has been beautified; however, this is right in front of their home. Hopkins said that their farm has always been a place for their family. Hopkins said that their heart is here and this type of development will destroy this place. Hopkins said that she felt three mobile homes would be too many. Hopkins said their children can ride their horses and their bikes and they feel safe here. Hopkins said that she felt this would bring too many people to this area. Hopkins said that she loves her brother-in-laws dearly and she really hated to oppose his request.

**Joanna Stanley**, 8461 New Hope Road, said that she didn't mind a couple of mobile homes but she didn't want to see more move into the area. Stanley said that the work the Hopkins have done is beautiful, but her family is concerned for their safety.

**Deatra Cranford Routh**, 3694 Routh Road, Grays Chapel, said that this area allows them to keep in touch with their past. Routh said that she didn't live here now but she did dread to see a mobile home park come across from the old family home. Routh added that she wouldn't want this across from her home. Routh said that they own a family farm in Grays Chapel where her husband was raised.

**Kimberly Doss**, 6543 Burney Mill Road, said that she lives next to this property. Doss said that she is concerned for the added traffic this will bring to this area.

**Dorsett** said that this property could be subdivided and developed for houses. Dorsett said that a trailer park would be out of character with this area.

**Johnson** said that the staff recommendation is that a mobile home park would be out of character with this area. Johnson said that the property owner could have two rental mobile homes on this property by right. Johnson said that the property owner could also sell the three lots for single-wide mobile homes (owner occupied) by right. Johnson said that the fact is that there are no other mobile home parks in the area and the approval of this relatively small rental park may set a precedent for other parks or expansions. Johnson said that the mobile homes in the area are owner-occupied and on large family farm property. Johnson said that this is one of the prettiest places in Randolph County and is a rural residential agricultural community.

**Levon Hopkins** said that he had wished that he had known about this opposition earlier. **Standish Hopkins** said that they do have people wanting to purchase the 3 lots.

**Craven** said that this would be the first of this type of development in this very rural area. Craven said he felt this would set a precedent for future development in this area. Craven said that if the County allows this mobile home park, we would not be able to deny the next request for a mobile home park in this area.

**Dorsett** said that any time there is a pristine area like this, it is easy to downgrade the area.

**McLeod** said that there is no question that these people will maintain the property well if the request is approved.

**Dorsett** made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be denied. The motion passed by a 3 to 2 vote, **Ridge** and **McLeod** voted against the motion.

- C. **DANIEL & JANICE KINLEY**, Lexington, North Carolina, is requesting that 30.80 acres located on Ross Wood Road, Tabernacle Township, be rezoned from RA to CVOR-CU. Parcel ID #6792413704. The proposed Conditional Use Zoning would specifically allow the development of a 6-lot subdivision for Class-A double-wide mobile homes on permanent masonry foundations, modular homes, or site built homes.

**Johnson said the Technical Review Committee met following the Neighborhood Information Meeting and found that the proposal was in compliance with standards outlined in the new Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommended to the County Planning Board that this request be approved. There was no opposition expressed in the Neighborhood Information Meeting.**

**Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation:**

**Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.**

**Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.**

**Policy 8.8 The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the county.**

**Kinley** was present and explained his intention to develop his family land. Kinley said that he purchased the property from the other heirs. Kinley said that there is a total of 95 acres and selling this portion would allow him to be able to build a home on the remainder of the property across the road. Kinley said that he understood that he would need to upgrade the road to State standards (unpaved).

**There was no one present in opposition to this request.**

**McLeod** made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- D. **CHARLES POWELL**, Sophia, North Carolina, is requesting that 43.61 acres located on Old Walker Mill Road, Level Cross Township, be rezoned from RA to CVOR-CU. Parcel ID #'s 7757811960, 7757818982, 7757811277. The Proposed Conditional Use Zoning would specifically allow the development of a 20-lot subdivision for Class-A double-wide mobile homes on permanent masonry foundations, modular homes, or site built homes.

**Johnson** said the Technical Review Committee met following the Neighborhood Information Meeting and found that the proposal was in compliance with standards outlined in the new Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. *The Technical Review Committee recommended to the County Planning Board that this request be approved. There was no opposition expressed in the Neighborhood Information Meeting.*

**Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:**

**Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.**

**Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.**

**Policy 8.8 The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the county.**

**Powell** was present and explained his intentions to develop a 20-lot subdivision. Powell said that all the double-wide mobile homes will be high-end (cost) mobile homes. Powell said that all front porches will be required to be brick and no wooden front porches will be allowed.

**Johnson** explained that Powell would be required to maintain a 50' buffer on each side of the creek on the property. Johnson said that the proposed road may need to be slightly adjusted to stay out of this buffer zone.

**There was no one present in opposition to this request.**

**Dorsett** made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

7. The meeting adjourned at 8:08 p.m. There were 19 citizens present for this meeting.

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**NORTH CAROLINA  
RANDOLPH COUNTY**

**Hal Johnson, Planning Director**

**Jill Wood, Clerk/Secretary**